

DORCHESTER-ON-THAMES



NEIGHBOURHOOD DEVELOPMENT PLAN 2017 to 2033

Basic Conditions Statement
August 2017



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1. Introduction

This **Basic Conditions Statement** has been prepared by Dorchester on Thames Parish Council to accompany its submission to South Oxfordshire District Council of the Dorchester on Thames Neighbourhood Development Plan (DoTNDP) to demonstrate how the Plan meets the statutory requirements set out within the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

- 1.2 The core basic conditions for Neighbourhood Plans are as follows:
- Having regard to national policies and advice contained in the National Planning Practice Guidance;

• The making of the neighbourhood plan contributes to the achievement of sustainable development;

• The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;

• The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- 1.3 The regulations require that a Neighbourhood Plan deals with planning matters (i.e. the use and development of land), is submitted by a qualifying body, covers a stated Plan period and identifies a designated Neighbourhood Area.
- 1.4 The remaining sections of this document set out how DoTNDP complies with the basic conditions:
- Section 2 sets out how the DoTNDP has regard to national policies set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, the Town and Country Planning Act and the Localism Act.

• Section 3 sets out how DoTNDP contributes to sustainable development.

• Section 4 sets out how the DoTNDP is in general conformity with strategic policies of the Local Plan.

• Section 5 sets out conformity with European Union obligations.

Table 1.1: Basic conditions and DCLG explanatory guidance¹

Neighbourhood Development Plan 'basic conditions' according to Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

Basic condition	DCLG guidance
a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.	The National Planning Policy Framework is the main document setting out the Government's planning policies for England and how these are expected to be applied.
d) the making of the order (or Neighbourhood Plan) contributes to the achievement of sustainable development.	A qualifying body must demonstrate how its plan will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).
e) the making of the Order (or Neighbourhood Plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).	When considering whether a policy is in general conformity a qualifying body should consider: whether the Neighbourhood Plan policy supports and upholds ... strategic policy ...; the degree, if any, of conflict between the draft Neighbourhood Plan policy and the strategic policy; whether the draft Neighbourhood Plan policy provides an additional level of detail ... without undermining that policy; the rationale ... in the draft Neighbourhood Plan and the evidence to justify that approach. Strategic policies are Local Plan policies that deliver: homes and jobs...; retail, leisure and other commercial development; infrastructure..., minerals and energy; the provision of health, security, community and cultural infrastructure and other local facilities; climate change mitigation and adaptation; conservation and enhancement of the natural and historic environment, including landscape.
f) the making of the Order (or Neighbourhood Plan) does not breach, and is otherwise compatible with, EU obligations.	A Neighbourhood Plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are four directives that may be of particular relevance to neighbourhood planning: <ul style="list-style-type: none">- Directive 2001/42/EC Strategic Environmental Assessment (SEA) Directive;- Directive 2011/92/EU Environmental Impact Assessment (EIA) Directive (Only relevant to Orders);- Directive 92/43/EEC and Directive 2009/147/EC the Habitats and Wild Birds Directives respectively;- Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft Neighbourhood Plan or Order.
g) prescribed conditions are met in relation to the Order (or Plan) and prescribed matters have been complied with in connection with the proposal for the Order (or Neighbourhood Plan).	Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) adds a basic condition for neighbourhood plans in addition to those set out in the primary legislation: the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012).

¹ Note: basic conditions b) and c) are omitted from this table as they relate to Neighbourhood Development Orders only and are not relevant for the DoTNDP.

2. National policies and guidance

- 2.1 The Dorchester-on-Thames Neighbourhood Plan has been prepared having regard to national policies set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, the Town and Country Planning Act and the Localism Act. The following paragraphs explain how each policy in the Dorchester-on-Thames Neighbourhood Plan has regard to national policy. Table 2.1 summarises the conclusions of this analysis. Table 2.2 then sets out compliance with specific legal requirements.
- 2.2 Policies DoT1, 2 and 3 relate to the historic environment. DoT1 establishes that developments which maintain or enhance the historic environment will be supported and so is in line with the NPPF presumption in favour of sustainable development (NPPF Section 1, para 14), with the core planning principle on conserving heritage assets (NPPF para 17) and with provisions for conserving and enhancing the historic environment (NPPF section 12). DoT2 requires development relating to buildings of interest to demonstrate that their significance as heritage assets has been understood and impact minimised. This has regard to the NPPF presumption in favour of sustainable development, the core planning principle on conserving heritage assets and conforms with the NPPF requirement to take into account the significance of non-designated heritage assets (NPPF Section 12, para 135) while balancing scale of loss and significance of the asset. DoT3 seeks to preserve important views that contribute to the important setting of a number of heritage assets which is in line with the same NPPF provisions as the previous policies.
- 2.3 Policies DoT4, 5, 6 and 7 relate to the natural environment, wildlife and biodiversity. DoT4 places ecological and other requirements on development that is likely to have an impact on the River Thames or River Thame. DoT5 requires a positive ecological enhancement from any development on Community Meadows. DoT6 protects local green infrastructure (green spaces and verges) including all bridleways and footpaths. These policies are positively worded regarding development and so have regard to the NPPF presumption in favour of sustainable development. DoT4 has regard to the NPPF requirement to support sustainable rural tourism and leisure developments which respect the character of the countryside. (NPPF Section 3). DoT4, DoT5 and DoT6 have regard to NPPF provisions on conserving and enhancing the natural environment (NPPF Section 11). DoT7 is in line with NPPF requirement to take into account the economic and other benefits of the best and most versatile agricultural land (NPPF Section 11, para 112).
- 2.4 Policies DoT8, 9, 10 and 11 relate to housing. They all set out the situations in which housing will be supported which is in line with the NPPF presumption in favour of sustainable development (NPPF Section 1, para 14). They all have regard to the NPPF requirements on high quality homes and good design (NPPF Section 6 and 7). DoT 8, 9 meet core planning principles on high-quality design, reflecting local character and also protecting Green Belt. DoT10 has regard to the core planning principle on transition to a low carbon future and support NPPF requirements on climate change flooding and the natural environment (NPPF Sections 10 and 11). DoT11 supports new development in the Conservation Area where it has an effective plan to mitigate the impact of additional parking which has relevance for sustainable transport (NPPF Section 4) and protecting heritage assets (NPPF Section 12).
- 2.5 Policies DoT12, 13 and 14 relate to tourism and leisure. DoT12 and 13 support development proposals which have regard to the NPPF presumption in favour of sustainable development (NPPF Section 1, para 14). DoT12 and 13 also have regard to core planning principles on economic

development and requirements in the economic sections (Strong Economy Section 1 and Prosperous Rural Economy Section 3), and generally supportive of the NPPF provisions on the natural and historic environment (Sections 11 and 12). DoT13 supports sport and leisure and DoT14 supports peace and tranquillity of the village including mitigation of noise and traffic impacts which is line with some NPPF provisions on healthy communities relating to safe and accessible environments (Section 8).

- 2.6 DoT15 relates to business and employment. The policy supports development proposals which has regard to the NPPF presumption in favour of sustainable development (NPPF Section 1, para 14). It is also in accordance with core planning principles on economic development and requirements in the economic sections (Strong Economy Section 1 and Prosperous Rural Economy Section 3), and generally supports the NPPF provisions on the natural and historic environment (Sections 11 and 12).

2.7 Table 2.1 summarises DoTNDP policies having regard to the NPPF.

Table 2.1: Having regard to national policies and advice contained in guidance: Summary

Policy	Key													
	Sustainable Development	Core planning	Strong economy	Vitality of town centres	Prosperous rural economy	Sustainable transport	High quality communications	High quality homes	Good design	Healthy communities	Green Belt	Climate change, flooding	Natural environment	Historic environment
DoT1. Historic Environment														
DoT2. Buildings of Interest														
DoT3. Views and Vistas														
DoT4. River Impact														
DoT5. Community Meadows														
DoT6. Green Infrastructure														
DoT7. Agricultural Land Use														
DoT8. Housing infill developments														
DoT9. Affordable Housing - Exception Sites														
DoT10. Environmental Issues														
DoT11. Conservation Area Development - Parking														
DoT12. Tourism														
DoT13. Sport and Leisure														
DoT14. Peace and Tranquillity														
DoT15. Business and Employment														

2.2 Table 2.2 below documents how the DoTNDP conforms with legal requirements to fulfil the Basic Conditions.

Table 2.2: Conformity with legal requirements			
Requirements	Basis in law/regs	How the requirements are met in the NP	Reference
The policies relate to the development and use of land for a designated neighbourhood area	Section 38A of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The DOTNP policies relate to the development and use of land within the designated Neighbourhood Plan area	- DoT policies 1 to 15 - NDP Section 2.1, Map - Basic Conditions Statement - Appendix 1
The Plan specifies the period to which it has effect	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan specifies 2017 to 2033 as the period to which it has effect	- NDP front page - NDP Section 2.1
The Plan does not include excluded development	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan does not relate to minerals and waste related development, to any major development that requires an Environmental Impact Assessment, or to any nationally significant infrastructure project	- Basic Conditions Statement Section 2 - NDP policies 1 to 15
The Plan does not relate to more than one neighbourhood area	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan relates to only one neighbourhood area	- NDP Section 2.1, Map - Basic Conditions Statement - Appendix 1
The Plan has been prepared for an area that has been designated	Section 61G of the Localism Act, Para 8(1) of Schedule 4B TCPA 1990	The area designation was approved by SODC on 7 June 2013	- Basic Conditions Statement - Appendix 1
The Plan has been developed and submitted for examination by a qualifying body	Para 8(1) of Schedule 4B TCPA 1990	The Plan has been developed and submitted by Dorchester-on-Thames Parish Council	- NDP Section 2.2 - Basic Conditions Statement - Appendix 1

Table 2.2: Conformity with legal requirements			
Requirements	Basis in law/regs	How the requirements are met in the NP	Reference
The Plan has regard to national policies and advice contained in guidance issued by the Secretary of State	Para 8(2) of Schedule 4B TCPA 1990	The Plan is in general conformity with the NPPF and Planning Practice Guidance	- Basic Conditions Statement Table 2.1
The Plan contributes to the achievement of sustainable development	Para 8(2) of Schedule 4B TCPA 1990	Sustainability assessment was integral to the Plan's development and its policies contribute to sustainable development	- Basic Conditions Statement Table 3.1
The Plan is in general conformity with the strategic policies of the development plan for the area	Para 8(2) of Schedule 4B TCPA 1990	The Plan is in conformity with the Local Plan 2012 core strategy, saved policies of the Local Plan 2011 and has taken into account the emerging Local Plan 2033	- Basic Conditions Statement Table 4.1
The Plan is compatible with EU obligations and human rights requirements	Para 8(2) of Schedule 4B TCPA 1990, European Convention on Human Rights (ECHR), Para 8(2) TCPA 1993	The Plan does not impact on any of the rights enshrined in the ECHR. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan.	- Basic Conditions Statement Table 2.2 - NDP policies 1 to 15

3. Sustainable development

- 3.1 Paragraphs 14 -16 of the NPPF set out the presumption in favour of sustainable development which is at the heart of national policy. For Neighbourhood Planning this means that neighbourhoods should plan positively to support local development while at the same time respecting the local environment by seeking to protect valued green spaces and historic assets. Sustainable development has been integral to the DoTNDP process, including taking a positive approach to allowing development while seeking enhancement of the environment based on evidence. The elements of sustainable development specified in the NPPF are listed in Table 3.1 with an explanation of how DoTNDP contributes to each element.
- 3.2 In summary, the DoTNDP contributes to the achievement of sustainable development by:
 - Positively supporting housing development of appropriate mix, scale, design, layout that will meet current and future needs;
 - Protecting and enhancing the built and historic environment by encouraging development that responds to the distinctive character of Dorchester-on-Thames;
 - Protecting and enhancing the tranquil village character, natural environment, views and green infrastructure to meet the needs of residents and visitors;
 - Encouraging appropriate development to support a vibrant rural economy;
 - Protecting features of high ecological value.

Table 3.1: How the Plan contributes to sustainable development

Sustainable development (NPPF definition)	How the Plan contributes to this element of sustainable development
Economic: Contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.	The Neighbourhood Plan does not allocate sites but takes a positive and enabling approach towards development (DoT1, 8, 9). It includes policies that will retain the historic village character and landscape and support tourism for the continued vitality of the village (DoT1,2,3,4,6,13,14). It also has a policy that supports business and employment (DoT15) and one that protects the highest and most versatile agricultural land for agricultural employment (DoT7).
Social: Support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.	<p>The Neighbourhood Plan makes provision for new housing or the right scale, design and layout and suitable housing mix to meet the needs of present and future generations. (DoT8, 9).</p> <p>The Neighbourhood Plan housing policies include reference to scale, design and layout to ensure a high quality built environment. (DoT8,9). One policy encourages excellent environmental performance (DoT10).</p> <p>The Neighbourhood Plan seeks to address parking in the conservation area (DoT11) and noise and traffic (DoT12, 13, 14) which have a major impact on village life and vitality.</p> <p>The Neighbourhood Plan seeks to preserve tranquil enjoyment of the river (DoT4), greenspaces, footpaths and bridleways (DoT6) for the enjoyment and leisure of locals and visitors. It also encourages sport and leisure provision (DoT13).</p>
Environmental: Contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.	The Neighbourhood Plan emphasises the importance of local heritage (DoT1), conservation area (DoT13), important buildings (DoT2) and views (DoT3) to retain and enhance village character. It also protects biodiversity near the River Thames (DoT4), specific Community Meadows (DoT5) and green infrastructure such as bridleways and footpaths (DoT6). An environmental policy encourages all new development to incorporate sustainable drainage, water management, energy efficiency, and protection of trees and other valuable ecological features (DoT10).

4. Strategic policies of the Development Plan

- 4.1 The DoTNDP is in general conformity with strategic policies of the Development Plan, which at the time of writing the NDP were the adopted South Oxfordshire Core Strategy (2012) and saved policies from South Oxfordshire Local Plan 2011.
- 4.2 The Plan is in general conformity with the strategic policies contained in the Development Plan for the area and consistent with the overall strategy of supporting the role and function of a small village within the wider network of settlements.
- 4.3 Table 4.1 below summarises an analysis of how each policy the DoTNDP is in general conformity with the relevant policies of the Development Plan for South Oxfordshire.

Key

General conformity

Not applicable

Table 4.1: General Conformity with Development Plan

DoTNDP Policy	Local Plan core strategy 2012	Saved policies Local Plan 2011
DoT1. Historic Environment	<p>DoT1 supports development which maintains or enhances the historic environment of the village and the established character of the Dorchester and Overy Heritage Area which is in conformity with CSEN3 which aims to conserve and enhance the district's designated historic heritage assets.</p> <p>DoT1 refers to NDP Appendices 1 to 4 in which specific aspects of the character of the parish are evidenced, and supports development that maintains or enhances these. This is in general conformity with CSQ3 which states that planning permission will be granted for new development that, among other things, responds positively to and respects the character of the site and its surroundings, particularly the historic significance and heritage values of the historic environment.</p>	<p>DoT1 is in general conformity with C4 as it ensures that the impact on important landscape features which could contribute to the historic character and appearance of the settlement will be considered.</p> <p>DoT1 is in general conformity with CON3 by ensuring that any development (i.e. including any alteration to a listed building) must maintains or enhance the historic environment and the character of the Heritage Area which is in line with the CON3 requirement to respect any listed building's character and not diminish the special historical or architectural qualities which make it worthy of inclusion on the statutory list. In the same way, the policy is also in line with CON4 which regards a change of use of part or the whole of a listed building.</p>

DoTNDP Policy	Local Plan core strategy 2012	Saved policies Local Plan 2011
DoT2. Buildings of Interest	<p>DoT2 is in general conformity with CSEN3, CSQ3 by requiring development proposals which affect a specific list of buildings to demonstrate how they have sought to avoid or minimize harm to their significance. This is in general conformity with CSEN3 which aims to conserve and enhance the district's heritage assets and CSQ3 concerning development responding positively to and respecting the character of a site and its surroundings, particularly the historic environment.</p> <p>DoT1 refers to NDP Appendices 1 to 4 in which specific aspects of the character of the parish are evidenced, and supports development that maintains or enhances these. This is in general conformity with CSQ3 which states that planning permission will be granted for new development that, among other things, responds positively to and respects the character of the site and its surroundings, particularly the historic significance and heritage values of the historic environment.</p>	<p>DoT2 is in conformity with C4 by seeking to avoid or minimize harm to the significance of specified local buildings as these contribute to the local landscape and the historic character and appearance of the settlement.</p> <p>DoT2 is in general conformity with CON3 and CON4 in seeking to avoid or minimize harm to the significance of specified local buildings in the same way that CON3 and CON4 ensure that development proposals respect the special historical or architectural qualities which make listed buildings worthy of inclusion on the statutory list.</p> <p>DoT2 is in line with CON14 by requiring development proposals to include a full assessment of the significance of the asset and an analysis of the effects of the proposal on that significance. CON14 requires a detailed record survey and analysis and in some circumstances, further survey and analysis for any application which affects a building of archaeological or historic interest.</p>
DoT3. Views and Vistas	<p>DoT3 is in general conformity with CSQ3 by seeking to preserve those views and vistas which contribute to the significance of Dorchester and Overy and the heritage assets within the villages. This is in line with CSQ3 provisions to, among other things, respond positively to and respect the character of a site and its surroundings, particularly the historic environment, enhance local distinctiveness, create a distinctive sense of place and is easy to understand through the use of vistas, landmarks and focal points. DoT3 also requires development proposals to identify how a scheme has been informed by these important views which is in general conformity with the CSQ3 requirement for development proposals to show how they have responded to the above criteria in a design and access statement.</p>	<p>DoT3 is in general conformity with C4 by seeking to preserve views and vistas which is in line with C4's proscription of development which would damage the attractive landscape setting of the settlements and requirement to consider the effect of any proposal on important local landscape features which contribute to the visual and historic character and appearance of a settlement.</p> <p>DoT3 is also in general conformity with C9 by seeking to preserve views and vistas as C9 does not permit any development that would cause the loss of landscape features where those features make an important contribution to the local scene, and/or provide all or part of an important wildlife habitat and/or have important historical value.</p> <p>DoT3 is in general conformity with CON7 by seeking to preserve views and vistas which contribute to the significance of the heritage assets within Dorchester and Overy which is in line with CON7 which states that planning permission will not be granted for development which would harm the character or appearance of a conservation area.</p> <p>DoT3 is in general conformity with G4 by seeking to preserve views and vistas which is in line with G4's statement that the need to protect the countryside for its own sake is an important consideration when assessing proposals for development.</p>

DoTNDP Policy	Local Plan core strategy 2012	Saved policies Local Plan 2011
DoT4. River Impact	DoT4 is in general conformity with CSEN1 by requiring any development that is likely to have an impact on the River Thames to, among other things, protect the tranquillity and enjoyment of the environment for the public which is in line with CSEN1 provisions to protect the district's distinct landscape character and key features against inappropriate development and to maintain and where possible enhance the landscapes and waterscapes of the River Thames corridor and the setting and heritage of the river for its overall amenity and recreation use.	<p>DoT4 is in general conformity with C3 and C4 by requiring any development that is likely to have an impact on the River Thames to, among other things, protect the tranquillity and enjoyment of the environment for the public. This is in line with C3 which will not permit any form of development which detracts from the distinctive character of the River Thames and its valley and the settlements on its banks. It is also in line with C4 which does not permit development which would damage the attractive landscape setting of the settlements of the district.</p> <p>DoT4 is in general conformity with C6 by requiring any development that is likely to have an impact on the River Thames to, among other things, protect and/or enhance biodiversity which is in line with the provision in C6 to seek the maintenance and enhancement of the biodiversity resource of the district.</p> <p>DoT4 is in general conformity with R9 by requiring any development that is likely to have an impact on the River Thames to, among other things, protect the tranquillity and enjoyment of the environment which is in line with R9's provision that the overriding aim will be to preserve the river environment and landscape in considering proposals for recreational development associated with the River Thames and its valley.</p>
DoT5. Community Meadows	No relevant saved policies	<p>DoT5 is in general conformity with C4 and C6 by requiring sites likely to have an impact on Community Meadows to make a positive contribution to the ecology of those sites. This is in line with C4 which does not permit development which would damage the attractive landscape setting of the settlements of the district and is in line with the provision in C6 to seek the maintenance and enhancement of the biodiversity resource of the district.</p> <p>DoT5 is also in general conformity with R9 by requiring sites likely to have an impact on Community Meadows to make a positive contribution to the ecology of those sites which is in line with R9's provision that the overriding aim will be to preserve the river environment and landscape in considering proposals for recreational development associated with the River Thames and its valley.</p>

DoTNDP Policy	Local Plan core strategy 2012	Saved policies Local Plan 2011
DoT6. Green Infrastructure	DoT6 is in general conformity with CSG1 by requiring any development to retain, protect and enhance local green infrastructure (green spaces and verges) including all bridleways and footpaths which is in line with CSG1 requirement seeking a net gain in green infrastructure including biodiversity through developer works, developer contributions and other funding sources and stating that a net loss of green infrastructure through development proposals will be avoided.	<p>DoT6 is in general conformity with CON16 by requiring any development to retain, protect and enhance local green infrastructure (green spaces and verges) which is in line with CON16 which states that proposals for development on or affecting common land, village greens and other important spaces within settlements will not be permitted.</p> <p>DoT6 is in general conformity with T7 by including all bridleways and footpaths, which is in line with T7 provisions to give permission for proposals that improve and extend the footpath and cycleway network and not to permit development that would prejudice pedestrian and cycle circulation or route provision.</p> <p>DoT6 is in general conformity with G4 by requiring any development to retain, protect and enhance local green infrastructure, which is in line with G4's statement that the need to protect the countryside for its own sake is an important consideration when assessing proposals for development.</p>
DoT7. Agricultural Land Use	No relevant saved policies	<p>DoT7 is in general conformity with R1, R4, R5, E9 and H18 by protecting the most versatile and highest quality agricultural land in the Parish for agricultural employment opportunities and protect the non-renewable land resource except as allowed in the Local Plan which permits:</p> <ul style="list-style-type: none"> • R1 - New or improved facilities for outdoor sport or children's play to serve local needs (with caveats) • R4 - Proposals for outdoor sport in the countryside (with caveats) • R5 - Proposals for golf courses (with caveats including that they will not result in the loss of high-grade agricultural land). • E9 - Proposals for extensions to existing institutions in the countryside, to meet the operational requirements of the institution (with caveats) • H18 - Proposals to change the use of agricultural land to extend residential gardens or curtilages (with caveats)

DoTNDP Policy	Local Plan core strategy 2012	Saved policies Local Plan 2011
DoT8. Housing infill developments	<p>DoT8 is in general conformity with CSR1 by supporting small-scale infill (with caveats) which is in line with CSR1 allowing infill housing in smaller villages on sites of up to 0.2ha in order to contribute to the present and future economic, environmental and social sustainability of the villages.</p> <p>DoT8 is in general conformity with CSH2 by requiring that infill development should reflect the character of their immediate area in terms of scale and layout which is in line with CSH2 requirement for a minimum density of 25 dwellings per hectare (net) unless this would have an adverse effect on the character of the area.</p> <p>DoT8 is in general conformity with CSH4 by requiring that infill development should contribute to a balanced housing mix which is in line with CSH4 requirements for a mix of dwelling types and sizes to meet the needs of current and future households on all new residential developments.</p> <p>DoT8 is in general conformity with CSQ3 by requiring that infill development should reflect the character of their immediate area in terms of scale, design and layout which is in line with CSQ3 support for development that is of a high quality and inclusive design that (among other things): responds positively to and respects the character of the site and its surroundings, particularly the historic significance and heritage values of the historic environment, enhancing local distinctiveness and ensuring that new development is of a scale, type and density appropriate to the site and its setting.</p>	<p>DoT8 is in general conformity with D1 by requiring that infill development should reflect the character of their immediate area in terms of scale, design and layout which is in line with D1 requirement for the principles of good design and the protection and reinforcement of local distinctiveness to be taken into account in all new development through (among other things): (i) the provision of a clear structure of spaces; (ii) respecting existing settlement patterns; ... (vi) respecting the character of the existing landscape; (vii) respecting distinctive settlement types and their character; ...</p> <p>DoT8 is in general conformity with H10 but adds a locally specific element by requiring 20% of all affordable housing to be subject to a local connection on first letting, which is broadly compatible with H10 provisions for special small-scale affordable housing schemes provided that: (i) it can be demonstrated that all of the houses meet a particular local need that cannot be accommodated in any other way; (ii) there are satisfactory arrangements to ensure that the benefits of the affordable housing can be enjoyed by subsequent as well as the initial occupants and that the dwellings remain available for local people.</p> <p>DoT8 is in general conformity with G4 by requiring that infill development should reflect the character of their immediate area in terms of scale, design and layout which is broadly compatible with G4 statement that the need to protect the countryside for its own sake is an important consideration when assessing proposals for development.</p> <p>DoT8 is in general conformity with CON2 and CON7 by requiring that infill development should reflect the character of their immediate area in terms of scale, design and layout which is consistent with the requirement under CON2 for any extension to a listed building to be appropriate to its character and sympathetic to the original structure in design, scale and materials. It is also consistent with CON7 not granting planning permission for development which would harm the character or appearance of a conservation area.</p>

DoTNDP Policy	Local Plan core strategy 2012	Saved policies Local Plan 2011
DoT9. Affordable Housing - Exception Sites	<p>DoT9 is in general conformity with CSH3 as it adds local detail to the exception sites affordable housing requirements, specifying that the development must reflect local character, contribute to a balanced housing mix (evidenced by a housing needs assessment), specific dwelling sizes and defines 'local' for a legally binding local occupancy clause. This is in line with the provisions of CSH3 for 40 per cent affordable housing to be sought on all sites and that the housing should meet required standards and should be of a size and type which meets the requirements of those in housing need.</p> <p>DoT9 is in general conformity with CSQ3 by specifying that the development must reflect local character and contribute to a balanced housing mix which is in line with CSQ3 permissive approach for new development that is of a high quality and inclusive design that: responds positively to and respects the character of the site and its surroundings among other things.</p>	<p>DoT9 is in general conformity with H10 as it adds local detail to the exception sites affordable housing requirements, specifying that the development must reflect local character, contribute to a balanced housing mix (evidenced by a housing needs assessment), specific dwelling sizes and defines 'local' for a legally binding local occupancy clause. This is in line with H10 provisions for special small-scale affordable housing schemes provided that: (i) it can be demonstrated that all of the houses meet a particular local need that cannot be accommodated in any other way; (ii) there are satisfactory arrangements to ensure that the benefits of the affordable housing can be enjoyed by subsequent as well as the initial occupants and that the dwellings remain available for local people.</p>
DoT10. Environmental Issues	<p>DoT10 is in general conformity with CSQ1 by encouraging applications for new buildings to achieve excellent environmental performance incorporating the use of renewable energy resources where appropriate. This is in line with CSQ1, which states that proposals for development for the generation of energy from renewable resources will be permitted provided any adverse impact is outweighed by wider environmental, social, economic or other benefits.</p> <p>DoT10 is in general conformity with CSQ2 by encouraging applications for new buildings to achieve excellent environmental performance, use the Home Quality Mark and incorporate sustainable drainage, water and waste water measures, energy efficiency measures, the use of renewable energy resources and protection for ecological features. This is in line with CSQ2, which states that proposals for new development will be acceptable where for various size thresholds of development a proportion of the energy demand is renewable or low carbon energy sources, achieve certain levels of the Code for Sustainable Homes, EcoHomes or BREEAMs standards, SUDS are implemented and measures that address adaptation to climate change.</p> <p>DoT10 is in general conformity with CSB1 by encouraging new developments to protect trees, hedges and other valuable ecological features which is in line with CSB1 requirements to avoid a net loss of biodiversity and seek opportunities for biodiversity gain.</p>	<p>DoT10 is in general conformity with EP1, EP4 and EP6 by encouraging the incorporation of sustainable drainage, water and waste water measures. This is broadly in line with EP1 provision that proscribes proposals which would (by reason of smell, fumes, smoke, soot, ash, dust, grit, or other forms of polluting emissions) have an adverse effect on people and other living organisms, the atmosphere, the land, underground water supplies or watercourses. It also supports EP4, which requires proposals that have a significant impact on water resources to incorporate water conservation measures. The policy is also in line with EP6, which requires that developers demonstrate that the surface water management system on any development accords with sustainable drainage principles and has been designed as an integral part of the development layout and mitigate any adverse effects from surface water run-off and flooding on people, property and the ecological value of the local environment.</p> <p>DoT10 is in general conformity with C6 by encouraging new developments to protect trees, hedges and other valuable ecological features which is in line with C6 seeking the maintenance and enhancement of the biodiversity resource.</p>

DoTNDP Policy	Local Plan core strategy 2012	Saved policies Local Plan 2011
DoT11. Conservation Area Development - Parking	DoT11 is in general conformity with CSM1 by requiring proposals for all new homes within the Dorchester Conservation Area to provide an effective plan to mitigate the impact of additional on-street parking. This is broadly in line with CSM1, which seeks to work in partnership to (among other things) adopt a comprehensive approach to car parking aimed at improving the attraction of our town and village centres.	DoT11 is in general conformity with D2, H11, H13 and T8 by requiring proposals for all new homes within the Dorchester Conservation Area to provide an effective plan to mitigate the impact of additional on-street parking. This is in line with D2, which states that planning permission will not be granted for developments that fail to incorporate adequate, safe and secure parking for vehicles and cycles and that vehicle parking should be provided in a discreet and sensitive manner. It is also broadly in line with H11, which addresses the sub-division of dwellings and conversions to multiple occupation and with H13 which addresses extensions to dwellings or the erection and extension of ancillary buildings. Both H11 and H13 note satisfactory car parking provision as one of the requirements, among other things. The policy is broadly in line with T8 which states that a comprehensive approach will be adopted to the provision and management of car parking spaces in order to: (i) improve the attraction of existing town and village centres and seek to maintain and enhance their vitality and viability; and (ii) encourage other transport modes as alternatives to car-borne travel.
DoT12. Tourism	<p>DoT12 is in general conformity with CSEM1 by encouraging tourism and leisure enterprises which contribute to the vitality of local businesses and the community and where appropriate, contribute to the conservation and enjoyment of the qualities of the area. This is in line with one part of CSEM1 which includes, among other things, supporting the prosperity of the area's tourism industry and recreation-based rural diversification where proposals are of a scale and type appropriate to their location.</p> <p>DoT12 is in general conformity with CSR2 by encouraging tourism and leisure enterprises which contribute to the vitality of local businesses and the community and where appropriate, contribute to the conservation and enjoyment of the qualities of the area. This is in line with CSR2 which includes, among other things support for proposals which support tourism based on the character of the area.</p>	<p>DoT12 is in general conformity with E5 by requiring that development proposals should not have any significant adverse impact on the village's character and natural environment, in particular any which could bring about an increased demand for or loss of car parking. This is in line with E5 which addresses proposals for business, industry, warehousing and storage which, among other things, should not have inadequate access and car and lorry parking and manoeuvring facilities and/or cause problems on the wider road network.</p> <p>DoT12 is in general conformity with C4, CON3, CON4, and CON5 by requiring that development proposals should not have any significant adverse impact on the village's character and natural environment. This is in line with C4 not permitting development which would damage the attractive landscape setting of the settlements of the district. The policy is also in line with CON3 regarding alteration to listed buildings, CON4 regarding change of use of a listed building and CON5 regarding adverse impact on the setting of a listed building. For the reason noted above, DOT12 is in conformity with each of these policies which protect listed buildings and their settings from any loss of their established character and special historical or architectural qualities.</p>

DoTNDP Policy	Local Plan core strategy 2012	Saved policies Local Plan 2011
DoT13. Sport and Leisure	DoT13 is in general conformity with CSR3 by encouraging developments which broaden and extend the accessibility and use of existing sporting and leisure facilities which is in line with CSR3 encouragement of proposals which result in the provision of facilities and services in the rural areas will be encouraged, and resistance to those which result in the loss of services and facilities.	<p>DoT13 is in general conformity with R4 by encouraging developments which broaden and extend the accessibility and use of existing sporting and leisure facilities whilst retaining the village's character and preserving its natural environment. The policy is in line with R4 which states that proposals for outdoor sport in the countryside will be permitted, with caveats including: (i) the proposal would not detract from the rural character and landscape of the area; (ii) the proposal would not adversely affect the amenities of residents in the vicinity...</p> <p>DoT13 is in general conformity with T8 by including specific reference to expanding access to the car parking facilities at either end of the village to improve access to facilities. The policy is in line with T8 which states that a comprehensive approach will be adopted to the provision and management of car parking spaces in order to (among other things): (i) improve the attraction of existing town and village centres and seek to maintain and enhance their vitality and viability</p>
DoT14. Peace and Tranquillity	No relevant saved policies	<p>DoT13 is in general conformity with EP2, R4, R10, E5 and E7 by emphasising the importance of peace and tranquillity of the village for residents and those who visit and requiring any development that gives rise to significant levels of noise and traffic to mitigate the negative effects. This policy is in line with aspects of each of the saved policies noted above which each proscribe developments that adversely affect residents from noise unless the impacts can be mitigated, specifically relating to:</p> <ul style="list-style-type: none"> • EP2 - any development proposals and any noise sensitive development close to existing or proposed sources of significant noise or vibrations. • R4 - Proposals for outdoor sport in the countryside, permitted as long as (among other caveats) (ii) the proposal would not adversely affect the amenities of residents in the vicinity or spoil the enjoyment of other users of the countryside, particularly by noise, but also by smell, traffic generation or any other disturbance. • R10 - Proposals involving or connected with the keeping of horses will normally be permitted provided (among other caveats) they do not (iii) damage the amenities of the area in terms of traffic, excessive bridleway use, noise, smell or other disturbance. • E5 - Proposals for business, industry, warehousing and storage will not be permitted which (among other things): ... (vii) cause problems as a result of noise, smell, dust, loss of privacy or cause any other environmental problems... • E7 - Where planning permission for working at home is required permission will be granted provided that (among other things): ... (ii) the business use does not generate a material and detrimental increase in the amount of traffic or in car parking requirements; ... (iv) the proposed use does not cause problems as a result of noise, dust, smell or loss of privacy, nor cause any other environmental problems...

DoTNDP Policy	Local Plan core strategy 2012	Saved policies Local Plan 2011
DoT15. Business and Employment	DoT15 is in general conformity with CSR2 by encouraging development proposals for enhancing retail facilities, facilitating home working, and creating employment opportunities, including appropriate rural diversification, but with the caveat that these developments should not have any significant adverse impact on the village's character and natural environment. This policy is in line with CSR2, which encourages proposals which support the economy of the rural areas through: schemes for agricultural diversification and the re-use of rural buildings; small-scale infill schemes in villages including mixed housing and employment schemes; working at home; schemes which support agricultural production and the retention of functioning farm units; and schemes which support tourism based on the character of the area.	<p>DoT15 is in general conformity with E7 by encouraging development proposals facilitating home working but with the caveat that these developments should not have any significant adverse impact on the village's character and natural environment. The policy is in line with E7's provision to grant planning permission for working at home with caveats including that: (i) the business use would not adversely change the overall character of the dwelling and the locality; (... (iv) the proposed use does not cause problems as a result of noise, dust, smell or loss of privacy, nor cause any other environmental problems...</p> <p>DoT15 is in general conformity with C4 by adding the caveat that developments relating to business and employment should not have any significant adverse impact on the village's character and natural environment. This is in line with C4 which states that development which would damage the attractive landscape setting of the settlements of the district will not be permitted and the effect of any proposal on important local landscape features which contribute to the visual and historic character and appearance of a settlement will be considered.</p>

4.4 As the DoTNDP was being drafted, South Oxfordshire Local Plan 2033 was still in development. Although not required, we have made a comparison of policies in the emerging Local Plan (as at July 2017) with DoTNDP policies in order to give an indication of conformity with the future Local Plan policies. The version of the emerging Local Plan used is the one available at the time that this assessment was done: Local Plan 2033, Second Preferred Options Document, March 2017

4.5 DoTNDP policies take into account the reasoning and evidence informing the Local Plan process and are considered to be in general conformity with the following emerging Local Plan Policies:

- STRAT2 The Need for New Development in South Oxfordshire
- H1 Delivering new homes
- H10 Housing in the Smaller Villages
- H13 Meeting Housing Needs
- H18 Infill Development
- EMP11 Development in the Countryside and Rural Areas
- EMP12 Tourism
- ENV1 Landscape and Countryside
- ENV3 Biodiversity – Non designated sites, habitats and species
- ENV4 Watercourses
- ENV5 Green Infrastructure in new developments
- ENV6 Historic Environment
- ENV8 Alteration of and Extension to Listed Buildings
- DES2 Enhancing Local Character
- CF3 New Open Space, Sport and Recreation facilities

4.6 All other DoTNDP policies are either neutral with respect to Local Plan 2033 policies or the Local Plan policies are not applicable, for instance where the policies refer to specific locations, larger villages or towns, or issues which do not relate to Dorchester-on-Thames, such as rail.

5. EU obligations

- 5.1 A South Oxfordshire District Council (SODC) screening opinion dated 12 June 2017 concluded that a Strategic Environmental Assessment (SEA) is not required for the Dorchester-on-Thames Neighbourhood Development Plan.
- 5.2 The DoTNDP does not influence the development of other Plans. It is designed to promote sustainable development in line with guidance contained in the National Planning Policy Framework.
- 5.3 The South Oxfordshire District Council (SODC) screening opinion dated 12 June 2017 concluded that a Habitats Regulation Assessment (HRA) is not required for the Dorchester-on-Thames Neighbourhood Development Plan.
- 5.4 The Plan is fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.

Appendix 1: Area designation letter

The original letter is on South Oxfordshire District Council website:

www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/

Planning Services

HEAD OF SERVICE: Adrian Duffield



Listening Learning Leading

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Benson Lane, Crowmarsh Gifford
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7 June 2013

DECISION REGARDING DESIGNATION OF DORCHESTER ON THAMES AS A NEIGHBOURHOOD AREA UNDER SECTION 61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED

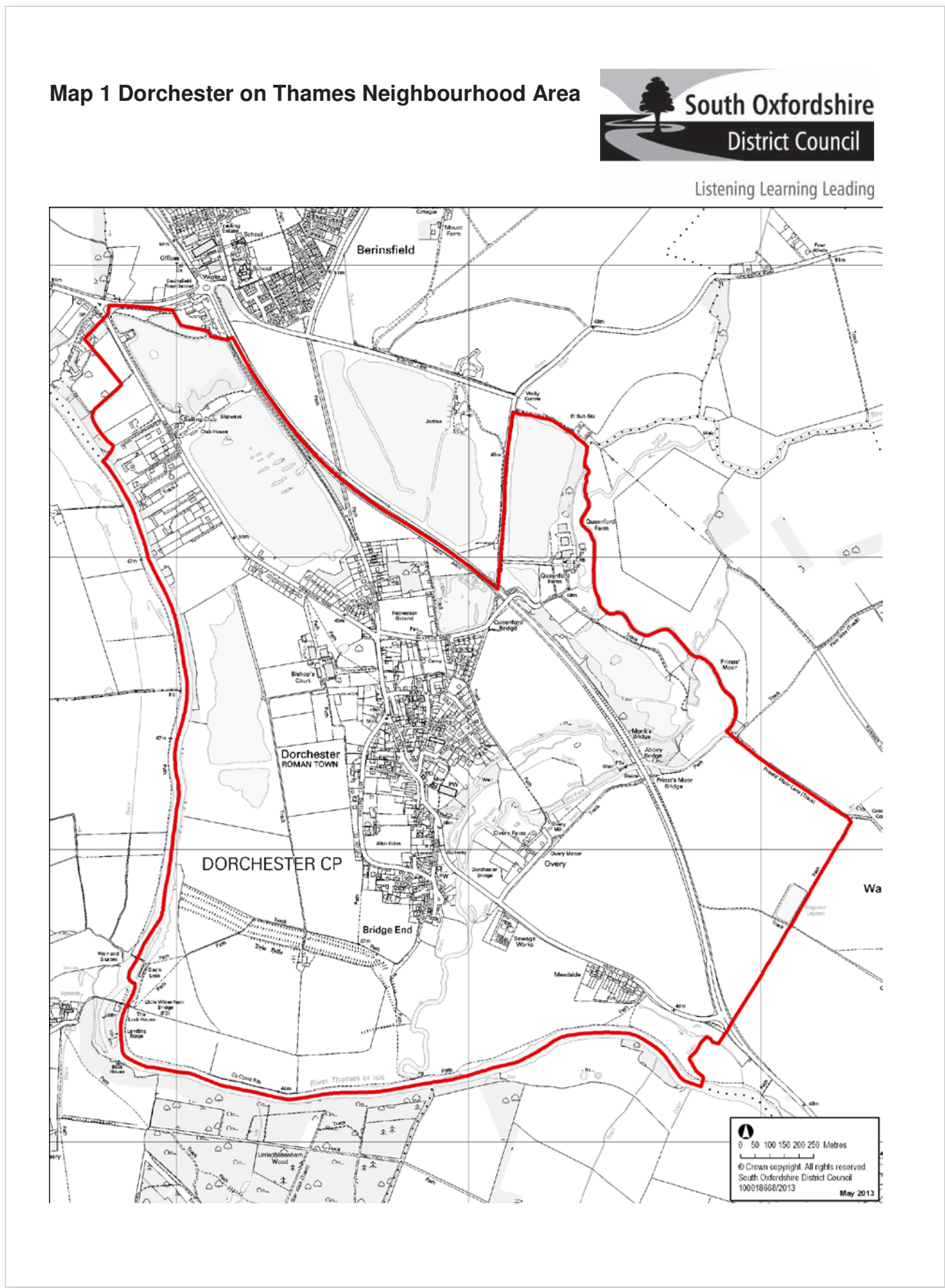
This letter confirms that the Head of Planning at South Oxfordshire District Council, on 7 June 2013, designated the area shown on Map 1 below as the 'Dorchester on Thames Neighbourhood Area' for the purposes of preparing a Neighbourhood Development Plan by Dorchester on Thames Parish Council under section 61G(1) of the Town and Country Planning Act 1990 as amended. It was decided not to designate the area as a business area under section 61H(1) of the Act as it is not primarily or wholly business in nature. The relevant designation information is set out below:

- a) Name of neighbourhood area: Dorchester on Thames
- b) Map of neighbourhood area included below
- c) Relevant body: Dorchester on Thames Parish Council

Yours sincerely,

Adrian Duffield
Head of Planning

Appendix 1: Area designation letter



Appendix 2: SEA and HRA screening opinion

South Oxfordshire District Council's screening statement states that the Neighbourhood Plan does not require a Strategic Environmental Assessment. The screening opinion is reproduced below. The full document including appendices is on SODC website [www.southoxon.gov.uk/sites/default/files/2017-06-12-Screening%20Statement%20for%20SEA%20of%20Dorchester%20NDP%20\(003\).pdf](http://www.southoxon.gov.uk/sites/default/files/2017-06-12-Screening%20Statement%20for%20SEA%20of%20Dorchester%20NDP%20(003).pdf)

Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the Dorchester Neighbourhood Development Plan

12 JUNE 2017

SUMMARY

Following consultation with the statutory bodies, South Oxfordshire District Council (the 'Council') determines that Dorchester Neighbourhood Development Plan (Dorchester NDP) does not require a Strategic Environmental Assessment (SEA) and will not have a likely significant effect in relation to the Habitats Regulations Assessment (HRA).

INTRODUCTION

1. In March 2017, an initial screening opinion was been used to determine whether or not the contents of the emerging Dorchester Neighbourhood Development Plan (Dorchester NDP) required a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2011/42/EC (the Directive) and associated Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
2. Any land use plan or programme 'which sets the framework for future development consent of projects' must be screened according to a set of criteria from Annex II of the Directive and Schedule 1 of the Regulations. These criteria include exceptions for plans 'which determine the use of a small area at local level' or which only propose 'minor modifications to a plan', if it is determined that the plan is unlikely to have significant environmental effects.
3. The initial screening opinion was subject to consultation with Historic England, the Environment Agency and Natural England. The results of the screening process are detailed in this Screening Statement, which is available to the public.

DORCHESTER NEIGHBOURHOOD DEVELOPMENT PLAN

4. The parish of Dorchester is entirely within the Green Belt and therefore the Dorchester Neighbourhood Plan will not contain policies to allocate development. The NDP is proposing the inclusion of policies relating to the protection and enhancement of the green belt, conservation areas, scheduled ancient monuments and listed buildings.
5. It is therefore concluded that the implementation of the Dorchester NDP will not result in significant effects on the environment.

Appendix 2: SEA and HRA screening opinion

THE SCREENING PROCESS

- 6. Using the criteria set out in Annex II of the Directive and Schedule 1 of the Regulations, a Screening Opinion determines whether a plan or programme is likely to have significant environmental effects.
- 7. The extract from 'A Practical Guide to the Strategic Environmental Assessment Directive' in Appendix 1 provides a flow diagram to demonstrate the SEA screening process.
- 8. Table 1 in Appendix 1 sets out the criteria from the Practical Guide, along with an assessment of the Dorchester NDP against each criterion to ascertain whether a SEA is required.
- 9. Also part of the screening process is the Habitats Regulations Assessment Screening, which can be found in Appendix 2, and the assessment of likely significance effects on the environment, which can be found in Appendix 3.
- 10. These two assessments feed into Table 1 and the SEA screening opinion.

STATUTORY CONSULTEES

- 11. The initial screening opinion was sent to Natural England, the Environment Agency and Historic England on 24th March 2017 giving a 28 days consultation period. A summary of the responses from the statutory consultees is included below and their full responses are attached in Appendix 4.
- 12. The Environment Agency reviewed the environmental constraints for which they are a statutory consultee. They identified that there are no areas of fluvial flood risk, Source Protection Zones for groundwater or watercourses affected by the neighbourhood plan area. Therefore they do not consider there to be potential significant environmental effects relating to these environmental constraints.
- 13. Natural England confirmed that they agree with the conclusion of the SEA screening – *"the Neighbourhood Plan does not allocate any housing and the nature of the policies are such that there are no likely significant effects on SACs or SPAs and no likely effects on protected landscapes"*.
- 14. Historic England has confirmed that they agree that the plan would not result in significant environmental effects and, therefore, need not be subject to an SEA.

CONCLUSION

Appendix 2: SEA and HRA screening opinion

- 1. As a result of the screening undertaken by the Council, and its consideration by the statutory consultees, the Council has reached the following determination:
- 2. The Dorchester NDP will not have significant effects on Natura 2000 sites, therefore, an Appropriate Assessment is not required.
- 3. Based on the assessment presented in Appendices 1 & 3 and the responses from the relevant statutory consultees, the Dorchester NDP is not likely to have a significant effect on the environment and therefore does not require a Strategic Environment Assessment.
- 1. For the purpose of demonstrating that the Dorchester NDP is unlikely to have significant effects on the environment or have any significant effects on European Designated Sites, this document constitutes the statement of reasons required by Regulation 15 of the neighbourhood Planning (General) Regulations 2012 (as amended).

Decision by Head of Planning

Agreed

Signature.....ARD.....

Date.....12 June 2017.....

